LAZY LAKE

BLUE FILE

BLUE FILE

L A Z Y L A K E

L A Z Y L A K E

RECEIVED
SEP 30 1988
BUREAU OF LOCAL
RESOURCE PLANNING

September 28, 1988

Mr. Paul Bradshaw, Director
Division of Resource Planning and Management
Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399

RE: VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN

Dear Mr. Bradshaw:

In accordance with Rules 9J-11.004 and 9J-5.005, F.A.C., I am pleased to transmit 10 copies of the Village of Lazy Lake Comprehensive Plan.

The Village Council held the required transmittal public hearing on Tuesday, September 27, 1988. A certified copy of the Transmittal Resolution is attached.

All correspondence regarding the review of this Plan should be directed to:

Mrs. Betty Bailey
Village Clerk
2240 Lazy Lane
Lazy Lake, Florida 33305
(305)565-5848

Sincerely,

VILLAGE OF LAZY LAKE

David Rushlow
MAYOR

cc: Richard G. Coker, Jr., City Attorney
Betty Bailey, Village Clerk

PLAN REVIEW DATA SHEET Phase I

LOCAL GOVERNMENT LAZY LAKE 9J12 DATE 88/10

COUNTY BROWARD ASGD TEAM C

I. FORMAT REVIEW PHASE

DATE PLAN RECEIVED 09/30/88

DATE OF FORMAT REVIEW 10/03/88

DATE NOTIFICATION OF RECEIPT MAILED 10/7/88

DATE DRPM LETTER MAILED (Notification of Major Omission) _____ (If Applic)

* DATE PLANS MAILED TO:

(Copy 1) DEPT OF TRANSPORTATION 10/07/88

(Copy 2) DEPT OF NATURAL RESOURCES 10/07/88

(Copy 3) DEPT OF STATE 10/07/88

(Copy 4) DEPT OF ENVIRONMENTAL REGULATION 10/07/88

(Copy 5) GAME & FRESH WATER FISH COMMISSION .... N/A

(Copy 6) DEPT OF AGRIC (COUNTY PLANS ONLY) ..... N/A

or (Copy 6) COUNTY (CITY PLANS ONLY) 10/07/88

(Copy 7) RPC [SOUTH FLORIDA] 10/07/88

(Copy 8) WMD [SOUTH FLORIDA] 10/07/88

*** SUSPENSE DATE FOR COMMENTS TO DCA 11/26/88

* DATE DISTRIBUTED TO:

(Copy 9) DIVISION OF EMERGENCY MANAGEMENT ..... N/A

*** SUSPENSE DATE FOR COMMENTS TO DCA ..... N/A

* DATE DISTRIBUTED TO:

(Copy 10) REVIEW TEAM 10/07/88

*** PRELIMINARY SUSPENSE ASSIGNED 01/10/89

FORMAT REVIEW CHECKLIST

NAME OF LOCAL GOVERNMENT LAZY LAKE

PROFILE: [__] CME [__] PMP [__] MTE [__] PARFE [__] EAR

NAME OF REVIEWER (PRINT) KARL HEBRANK INIT KH

DATE OF REVIEW 10/03/00

1. GENERAL INVENTORY:

Does the plan contain:	YES/NO
A Letter of Transmittal? (11.004)	YES
A Listing of Consistency with the State Comprehensive Plan? (5.021)	NO
Procedures for Monitoring & Evaluation? (5.005)	YES - WEAK!
Support Documents? (5.005) (WITHIN PLAN)	N/A
A copy of Public Participation Procedures? (11.004)	YES - WEAK

2. BASIC ELEMENT INVENTORY

Have the following basic elements and related subsections been included in the plan document?

FUTURE LAND USE ELEMENT (5.006)	YES
Existing Land Use Data	YES
Existing Land Use Map	YES
Land Use Analysis	YES
Goals/Objectives/Policies	YES
Future Land Use Map	YES - INADEQUATE
TRAFFIC CIRCULATION (5.007)	YES
Existing Traffic Circulation Data	YES - weak
Existing Traffic Circulation Map	NO
Traffic Circulation Analysis	YES - weak
Goals/Objectives/Policies	YES
Future Traffic Circulation Map	NO
HOUSING (5.010)	YES
Housing Data	YES - weak
Housing Analysis	YES
Goals/Objectives/Policies	YES
INFRASTRUCTURE (5.011)	YES
Infrastructure Data and Analysis	YES - weak
Goals/Objectives/Policies	YES
CONSERVATION (5.013)	YES
Conservation Data and Analysis	YES - weak
Goals/Objectives/Policies	YES

RECREATION AND OPEN SPACE (5.014) — YES
- ROS Data — YES
- ROS Analysis — YES } inadequate
- Goals/Objectives/Policies — YES

INTERGOVERNMENTAL COORDINATION (5.015) — YES
- IGC Data — YES
- IGC Analysis — YES
- Goals/Objectives/Policies — YES

CAPITAL IMPROVEMENTS (5.016) — YES
- Capital Improvements Data — YES
- Capital Improvements Analysis — YES
- Goals/Objectives/Policies — YES
- Requirements for Capital Improvements Implementation — NO

3. SPECIAL ELEMENT INVENTORY (If applicable):

MASS TRANSIT (5.008) — N/A
- Existing Mass Transit Data
  - Existing Mass Transit Map
- Mass Transit Analysis
- Goals/Objectives/Policies
- Future Mass Transit Map

PORTS, AVIATION, AND RELATED FACILITIES (5.009) — N/A
- PARF Data
  - Existing PARF Map
- PARF Analysis
- Goals/Objectives/Policies
- Future PARF Map

COASTAL MANAGEMENT (5.012) — N/A
- Coastal Management Data and Analysis
- Goals/Objectives/Policies
- Coastal Management Maps

  PORT MASTER PLAN (5.012(4)) — N/A
  - Inventory and Analysis
  - Port Map
  - Goals/Objectives/Policies
  - Port Maintenance and Expansion
  - Procedures for Monitoring and Evaluation (5.005)

4. OPTIONAL ELEMENT INVENTORY (5.018)
List: _____

Data and Analysis (for each) ____
Goals/Objectives/Policies (for each) ____

COMMENTS: ALL GOALS/OBJECTIVES/POLICIES ARE COMBINED WITH OTHER ELEMENTS. ALL SO-CALLED DATA/ANALYSIS ARE EXTREMELY WEAK IN SUBSTANCE.

RPM/BLP
PR Form 2
Rev 15 Apr 88

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 5, 1988

Mr. David Rushlow
The Mayor of Lazy Lake
City of Lazy Lake
City Hall, Lazy Lane
Lazy Lake, Florida 33305

Dear Mayor:

Thank you for submitting copies of your proposed comprehensive plan for our review. We have conducted a preliminary inventory of the plan, pursuant to Rule 9J-11.008, F.A.C., to verify the inclusion of all required materials.

It appears that the plan documents are complete, with the following exceptions:

-Future Traffic Circulation Map (9J-5.007)

-Existing Traffic Circulation Map (9J-5.007)

Please forward these documents to the Department to arrive no later than October 19, 1988. This will ensure that all involved agencies are able to conduct an adequate review of your plan and its related components.

Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. If you have any questions on this matter, please contact Ralph Hook at Suncom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN:khr

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Albert Gregory, Chief
Office of Policy and Planning
Department of Natural Resources
3900 Commonwealth Boulevard
Tallahassee, Florida 32399

Dear Mr. Gregory:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Longboat Key, Hillsboro Beach, North Port, Lauderdale-by-the-Sea, Lazy Lake, Sarasota City, Lighthouse Point, Venice, Hialeah and Sarasota County

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. John B. Outland
Office of Planning and
Research
Department of Environmental
Regulation
2600 Blairstone Road
Room 602
Tallahassee, Florida 32399

Dear Mr. Outland:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Longboat Key, Sarasota City, Lighthouse Point, Hialeah, Venice, Sarasota County and North Port

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Larry Pearson
South Florida Water Management
District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

Dear Mr. Pearson:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point and Hialeah

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Peter Ross
Director of Comprehensive Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Ft. Lauderdale, Florida 33301

Dear Mr. Ross:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake and Lighthouse Point

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Rick Chesser, Director
Planning and Programs
FDOT-District Four
780 Southwest 24th Street
Fort Lauderdale, Florida 33315-2696

Dear Mr. Chesser:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lighthouse Point and Lazy Lake

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Jack Osterholt
Executive Director
South Florida Regional
Planning Council
3440 Hollywood Boulevard
Suite 140
Hollywood, Florida 33021

Dear Mr. Osterholt:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point and Hialeah

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Bob

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

October 7, 1988

Mr. Louis Tesar
Bureau of Historic Preservation
Department of State
R. A. Gray Building, Room 423
Tallahassee, Florida 32399

Dear Mr. Tesar:

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County, Lazy Lake, Hillsboro Beach, Hialeah, Lauderdale-by-the-Sea, North Port, Lighthouse Point, Sarasota City, Sarasota County, Venice and Longboat Key

In accordance with provisions of Chapter 163, Florida Statutes, and Chapter 9J-5, F.A.C., we request that you review the enclosed documents for consistency with your agency or government requirements. Please forward separate comments/ objections/recommendations for each local government to:

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399
Attn: Mr. Ralph Hook

Your comments must be received by this agency NO LATER THAN November 26, 1988, per Chapter 9J-11, F.A.C.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/khr

Enclosure

DCA SPECIAL ROUTING FORM

TO: REVIEW TEAM C DATE: 10/07/88
ATTENTION: DIANE SALZ

SUBJ: Distribution of Plans to Review Teams

Please find enclosed proposed comprehensive plan documents from the following local governments:

Broward County	LONGBOAT KEY	SARASOTA (CITY)
HILLSBORO BEACH	NORTH PORT	VENICE
Lauderdale-by-the-Sea		
Lazy Lake		
LIGHTHOUSE POINT		
SARASOTA COUNTY		

Request that you review the enclosed documents for consistency with minimum criteria contained in Chapter 163, F.S., and Chapter 9J-5, F.A.C. Comments/objections/recommendations for each of these local governments, copies of external review agency comments, and cover letters for the Division Director's signature should be prepared for mailout to the local government no later than approximately January 10, 1989. A specific suspense date will be assigned upon receipt of review comments from external agencies.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact Ralph Hook at 7-4545.

RPM/BLP
PR Form 5
30 Mar 88

PLAN REVIEW DATA SHEET Phase II

LOCAL GOVERNMENT LAZY LAKE

II. INITIAL REVIEW PHASE

***COMMENTS DUE 11-26-88

* COMMENTS FROM:		TO REVIEW TEAM:
DEPT OF TRANSPORTATION.....	11-28-88	11-29-88
DEPT OF NATURAL RESOURCES	11-21-88	11-29-88
DEPT OF STATE	11-14-88	11-29-88
DEPT OF ENVIRONMENTAL REG	11-28-88	11-29-88
GAME & FRESH WATER FISH COMM ..	N/A	N/A
DEPT OF AGRICULTURE	N/A	N/A
or COUNTY	11-28-88	11-29-88
RPC	11-28-88	11-29-88
WMD	11-28-88	11-29-88
* COMMENTS FROM:		
DIV. OF EMERGENCY MANAGEMENT...	N/A	N/A
[_____] ..	_____	_____
[_____] ..	_____	_____
[_____] ..	_____	_____

***SUSPENSE FOR ORCs 01/10/89

* FINAL ORCs AND COVER LETTER READY 01/10/89

DATE OF DIRECTOR'S SIGNATURE 01/10/89

DCA'S ORCs MAILED TO LOCAL GOVERNMENT 01/10/89

DCA SPECIAL ROUTING FORM

TO: REVIEW TEAM C — DATE: 11/29/88
ATTENTION: DIANE DALZ

SUBJ: Comments from External Review Agencies

Please find enclosed comments on proposed comprehensive plan documents from the following indicated review agencies on

(name of local government) : HAZY LAKE.

Department of Transportation	✓
Department of Natural Resources	✓
Department of Environmental Regulation	✓
Department of State	✓
Game and Fresh Water Fish Commission	N/A
Department of Agriculture	N/A
County of BROWARD	✓
SOUTH FLORIDA RPC	✓
SOUTH FLORIDA WMD	✓
DCA Division of Emergency Management	N/A
Other	

These comments are provided for your information and use during the Initial Review Phase of this local government's proposed comprehensive plan. Per provisions of Rule 9J-11, DCA's review comments, with copies of these external agency comments attached, must be sent by the Division Director to the local government NO LATER THAN January 10, 1989.

Should you have any procedural questions on this matter, please contact Ralph Hook at 7-4545.

RPM/BLP
PR Form 6
30 Mar 88

PR/PPT

BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 3-307, FORT LAUDERDALE, FLORIDA, 33301

Telephone: (305) 357-6695

RECEIVED

DEC 12 1988

BUREAU OF LOCAL
RESOURCE PLANNING

December 6, 1988

Mr. Ralph Hook
Department of Community Affairs
Bureau of Local Resource Planning
2571 Executive Center Circle, East
Tallahassee, FL 32301

Dear Mr. Hook:

Re: Chapter 163, Florida Statutes, Review Comments - Town of Hillsboro Beach, Town of Lauderdale-By-The-Sea, Village of Lazy Lake and City of Lighthouse Point

The Broward County Planning Council, at its December 1, 1988 meeting, voted to approve the review comments previously forwarded to the Department of Community Affairs.

If you have any questions, please contact Peter M. Ross, Director of Comprehensive Planning.

Sincerely,

Michael D. Wanchick
Administrator

MDW:PMR:jaw

PR/PPT

BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 3-307, FORT LAUDERDALE, FLORIDA, 33301
Telephone: (305) 357-6695

November 23, 1988

RECEIVED
NOV 28 1988
BUREAU OF LOCAL
RESOURCE PLANNING

Mr. Ralph Hook
Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, FL 32399

Dear Mr. Hook:

Re: Broward County Chapter 163 Review Comments - Town of Hillsboro Beach, Town of Lauderdale-by-the-Sea, Village of Lazy Lake and City of Lighthouse Point

Pursuant to Chapter 163.3184, attached are the Broward County review comments for the above-referenced comprehensive plans. Because of the nature of the Broward County Charter and its unique planning requirements, there are two sets of comments for each plan. One set of comments has been prepared by the Broward County Planning Council staff and the other by the Broward County Office of Planning.

The Broward County Planning Council, as the County Land Planning Agency for the county-wide land use element (Volumes I and III of the Broward County Comprehensive Plan), has prepared comments addressing the consistency of the local land use element with the County Land Use Plan. The Planning Council is scheduled to take formal action on the comments December 1, 1988. We will notify the Department of Community Affairs of the formal action.

The Broward County Office of Planning, as the County Land Planning Agency for the other elements of the Broward County Comprehensive Plan (Volumes II and IV), has prepared comments addressing the relationship and effect of the local plans on the other county elements.

If you have any questions regarding the Broward County Planning Council comments, please contact me at (305) 357-6695. Questions regarding the Office of planning comments should be directed to Cynthia Chambers, Senior Planner, at (305) 357-6612.

Sincerely,

Peter M. Ross

Peter M. Ross, Director
Comprehensive Planning

PMR/jm
Attachments

cc: Ms. Reba Blankenship, Town Clerk, Town of Hillsboro Beach
Mr. George H. Spare, Town Manager, Town of Lauderdale-by-the-Sea
Ms. Betty H. Bailey, Village Clerk, Village of Lazy Lake
Mr. Gerald J. Renuart, Adm. Asst. to the Mayor, City of Lighthouse Point

BROWARD COUNTY PLANNING COUNCIL
CHAPTER 163 F.S. REVIEW COMMENTS FOR
THE VILLAGE OF LAZY LAKE LAND USE ELEMENT

The Broward County Planning Council, as the County Land Planning Agency for the Broward County Land Use Plan, is responsible for reviewing the local land use elements of all local governments in Broward County and providing comments to the Florida Department of Community Affairs. Pursuant to Chapter 163.3184, Florida Statutes, the Council's responsibility is to review each local land use element in the context of the relationship and effect of the element on the Broward County Land Use Plan. The Lazy Lake Land Use Element has been reviewed for consistency with the proposed 1989 Broward County Land Use Plan and Planning Council policies for certification of local plans. The following comments address those revisions to the Lazy Lake Land Use Element which are necessary to bring the element into conformity with the proposed 1989 Broward County Land Use Plan and the Planning Council policies for certification.

A. FUTURE LAND USE MAP

1. The land uses shown on the Village of Lazy Lake Future Land Use Map are consistent with the proposed 1989 Broward County Land Use Plan Map.

2. The Planning Council's certification policies require that all applicable Broward County trafficways be shown on the local land use plan map. Alternately, trafficways may be depicted on a separate map with a note on the Land Use Plan map indicating conformity with the Broward County Trafficways Plan. North Andrews Avenue, a 106' minor arterial, must be shown on the Village's Future Land Use Map.

B. FLEXIBILITY ZONE TABLES

1. The Village must submit a table for Flexibility Zone Number 45 indicating planned acreage by land use category and number of permitted dwelling units. This table may be part of the supporting documentation for the plan.

2. The second paragraph on page 6 of the Village's Plan indicates that the overall density in the Village is 65 dwelling units per acre. This appears to be an error. The number of permitted units is 50 (10 acres x 5 du's per acre).

C. PERMITTED LAND USES AND DENSITIES

1. The Village's Land Use Element should include a definition or explanation of how residential densities are calculated. The proposed 1989 Broward County Land Use Plan explains gross density on page IV-24. The Village may adopt this definition or a more restrictive definition of density.

2. The permitted uses within the Village's Parks and Recreation land use category are not consistent with the new Open Space and Recreation Category included in the proposed 1989 Broward County Land Use Plan. It is recommended the Village adopt the language of the proposed County Plan.

D. COUNTY PARK REQUIREMENTS

1. The Village must demonstrate compliance with the Community Parks and Recreation Standard of 3 acres per thousand population consistent with Section IV.C. of the proposed 1989 Broward County Land Use Plan. To meet this requirement, the Village must show that the commonly owned recreation area is zoned and deed restricted for open space use.

E. IMPLEMENTATION REGULATIONS AND PROCEDURES

1. The Development Review Requirements section of the Village's Plan should be revised to include the requirement that community parks be adequate to serve the proposed development consistent with the 3 acres per thousand population standard.

2. Section 4.1 (a) of the Village's Plan which addresses platting requirements must be revised to make the effective date the date of adoption of the 1989 Broward County Land Use Plan.

3. New procedures for amending the Broward County Land Use Plan will be included in the Planning Council's Administrative Rules Document which is currently being prepared. Changes to the existing procedures are under consideration and may necessitate revisions to Section 5.0 of the Implementation Section of the Village's.

F. GOALS, OBJECTIVES AND POLICIES

The Village of Lazy Lake is encouraged to review and address within their land use element plan all goals, objectives and policies contained within the 1989 Broward County Land Use Plan. The plan's goals, objectives and policies will be a primary consideration in the Council's review of the Village's certification and recertification requests and future County Land Use Plan amendment requests.

The Village is required to address those objectives and policies contained within the 1989 Broward County Land Use Plan which establish specific requirements for local plans. Local objectives and policies do not have to contain the exact language of the Broward County Land Use Plan, but must provide the same general direction. Local objectives and policies may be more restrictive than the Broward County Land Use Plan. Attached is a list of the objectives and policies (listed by the goal heading and reference number) from Section II. of the proposed 1989 Broward County Land Use Plan which local governments are required to address. If a specific objective and/or policy is not addressed within the Village's plan, the justification or rationale for such an omission must be provided with the certification request.

GOALS, OBJECTIVES AND POLICIES

Local governments are required to address the objectives and policies listed below within their local land use elements. The objectives and policies are listed by goal heading and reference number from Section II. of the proposed 1989 Broward County Land Use Plan. If a specific objective and/or policy is not addressed within the local plan, the justification or rationale for such an ommission must be provided.

	PAGE # OF LOCAL PLAN
GOAL 01.00.00 - RESIDENTIAL USES	
OBJECTIVE 01.04.00	_____
POLICY 1.04.01	_____
POLICY 1.04.02	_____
OBJECTIVE 01.05.00	_____
GOAL 02.00.00 - COMMERCIAL USES	
POLICY 02.04.02	_____
POLICY 02.04.03	_____
OBECTIVE 02.05.00	_____
POLICY 02.05.01	_____
GOAL 05.00.00 - RECREATION AND OPEN SPACE USES	
OBJECTIVE 05.02.00	_____
POLICY 05.02.01	_____
POLICY 05.02.03	_____
POLICY 05.02.04	_____

OBJECTIVE 05.04.00 _____

POLICY 05.04.01 _____

GOAL 06.00.00 - CONSERVATION USE

POLICY 06.01.01 _____

POLICY 06.01.03 _____

POLICY 06.01.04 _____

POLICY 06.01.05 _____

POLICY 06.01.08 _____

GOAL 08.00.00 - PUBLIC FACILITIES AND PHASED GROWTH

POLICY 08.01.01 _____

POLICY 08.01.02 _____

POLICY 08.01.03 _____

POLICY 08.01.12 _____

POLICY 08.01.15 _____

POLICY 08.01.18 _____

POLICY 08.01.19 _____

POLICY 08.02.01 _____

OBJECTIVE 08.03.00 _____

POLICY 08.03.01 _____

OBJECTIVE 08.06.00 _____

POLICY 08.06.01 _____

POLICY 08.06.02 _____

GOAL 09.00.00 - NATURAL AND HISTORIC RESOURCES

POLICY 09.01.07 _____

OBJECTIVE 09.02.00 _____

POLICY 09.02.03 _____

POLICY 09.02.05 _____

POLICY 09.02.06 _____

OBJECTIVE 09.03.00 _____

POLICY 09.03.02 _____

POLICY 09.03.03 _____

POLICY 09.03.04 _____

POLICY 09.03.05 _____

POLICY 09.03.06 _____

POLICY 09.03.10 _____

OBJECTIVE 09.04.00 _____

POLICY 09.04.03 _____

OBJECTIVE 09.05.00 _____

POLICY 09.05.03 _____

OBJECTIVE 09.06.00 _____

POLICY 09.06.02 _____

OBJECTIVE 09.07.00 _____

POLICY 09.07.02 _____

POLICY 09.07.03 _____

OBJECTIVE 09.08.00 ____

POLICY 09.08.01 ____

POLICY 09.08.02 ____

POLICY 09.08.04 ____

POLICY 09.08.05 ____

GOAL 11.00.00 - LEVELS OF SERVICE

OBJECTIVE 11.01.00 ____

POLICY 11.01.01 ____

POLICY 11.01.04 ____

GOAL 12.00.00 - LAND USE AND TRANSPORTATION

OBJECTIVE 12.01.00 ____

POLICY 12.01.01 ____

POLICY 12.01.02 ____

POLICY 12.01.04 ____

OBECTIVE 12.02.00 ____

POLICY 12.02.03 ____

POLICY 12.02.05 ____

GOAL 13.00.00 - INTERGOVERNMENTAL COORDINATION

POLICY 13.01.06 _____

GOAL 14.00.00 - REDEVELOPMENT AND INCOMPATIBLE USES

OBJECTIVE 14.01.00 _____

OBJECTIVE 14.02.00 _____

POLICY 14.02.01 _____

GOAL 15.00.00 - PORT AND AIRPORT USES

POLICY 15.03.01 _____

POLICY 15.03.02 _____

POLICY 15.03.03 _____

POLICY 15.03.05 _____

Office of Planning
Governmental Center
Room 329, Third Floor
115 S. Andrews Avenue
Fort Lauderdale, Florida 33301
Phone (305) 357-6666

November 18, 1988

RECEIVED
NOV 21 1988
BROWARD COUNTY
PLANNING COUNCIL

TO: Broward County Planning Council

FROM: Roy H. Groves, Director
Plan Implementation Division

RHG

SUBJECT: COMPREHENSIVE PLAN REVIEW - VILLAGE OF LAZY LAKE
2250 Lazy Lane
Lazy Lake, FL 33305

The Broward County Office of Planning has conducted it's review of the Village of Lazy Lake Comprehensive Plan and offers the following observations regarding it's relationship and effect on the Broward County Comprehensive Plan.

Future Land Use Element - Lazy Lake does not abut the Unincorporated Area, therefore Goals, Objectives and Policies do not conflict with the Future Unincorporated Area Land Use Element.

Traffic Circulation Element

Mass Transit Element

Port, Aviation, and Related Facilities Element

Housing Element

[ls]89,11/17/88

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Scott I. Cowan Howard Craft Howard Forman Nicki Englander Grossman Ed Kennedy Sylvia Poitier Gerald Thompson
An Equal Opportunity Employer

Sanitary Sewer, Solid Waste, Potable Water, Drainage and Natural Groundwater Aquifer Recharge Element

1. Sanitary Sewer: The Element indicates the BCSSE, as adopted, will be the effective element; however, the BCSSE service area does not include Lazy Lake.

2. Solid Waste: The Element does not indicate the effective element. Since Lazy Lake has entered into an interlocal agreement with the County, it is suggested the County's Element be incorporated as the effective element.

3. Potable Water: The Element indicates the BCPWE, as adopted, will be the effective element, yet the water is supplied via Wilton Manors from the City of Fort Lauderdale. It is suggested Lazy Lake consider making the City of Wilton Manors P.W.E. as the effective element.

4. Drainage: The Element references the Broward County Health Department which should be referenced as the Florida H.R.S., Broward County Public Health Unit.

Coastal Management Element

Conservation Element

Recreation and Open Space Element

Intergovernmental Coordination Element

The Element indicates Lazy Lake will coordinate with Broward County to effectively monitor and implement the Comprehensive Plan. It is suggested that the Element identify the mechanism to monitor and implement the Comprehensive Plan.

Capital Improvements Element

The Element indicates the CIE requirements of 9J-5 are not applicable. It is suggested that the CIE contain those portions of respective local government elements relating to facilities and service provision to Lazy Lake.

[ls]89,11/17/88

Optional Element

General Comments

Section 4.0.a) states certain facilities and services will be available to meet established level of service standards, yet the standards do not appear in the Comprehensive Plan. The relationship and effect of such standards on the Broward County Comprehensive Plan, therefore, cannot be ascertained at the present time.

Objective 4.1, Policy 6) proposes maintenance of existing contracts with Broward County for various services, in particular, solid waste. It is suggested that the Element might benefit from a description of the services provided and related costs.

RHG:CSC:ls

[ls]89,11/18/88

PR/PPT

RECEIVED
NOV 28 1988
BUREAU OF LOCAL
RESOURCE PLANNING

South
Florida
Regional
Planning
Council

RECEIVED
NOV 25 1988
Division of Resource
Planning and Management

November 22, 1988

Mr. Tom Pelham, Secretary
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399

Dear Secretary Pelham:

The South Florida Regional Planning Council has completed review of the attached local government comprehensive plans. Consistency was determined by ensuring local plans are compatible with and further the *Regional Plan for South Florida.* This review was undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes. The local plans reviewed during this review period include:

- Broward County
- The City of Hialeah
- The Town of Hillsboro Beach
- The Town of Lauderdale-by-the-Sea
- The Village of Lazy Lake
- The City of Lighthouse Point
- The City of West Miami

Attached are the staff reports and findings. These reports constitute official Council action taken at the November 21, 1988 meeting of the South Florida Regional Planning Council. Staff will continue to work with the Department, local governments and other reviewing agencies through the remainder of the review process and final adoption. In some cases reviewing agencies comments were not available at the time staff reports were prepared. Staff will make every effort to assist in resolving issues of concern which remain outstanding.

3440 Hollywood Boulevard, Suite #140, Hollywood, Florida 33021
Broward (305) 961-2999, Dade (305) 620-4266, FAX (305) 961-0322

Thank you for your continued support during this process. If you have any questions please call.

Sincerely,

B. Jack Osterholt
Executive Director

BJO/mk

cc: Paul Bradshaw

south florida regional planning council

3440 hollywood blvd. suite 140, hollywood, florida 33021

broward: (305) 961-2999
dade: (305) 620-4266

AGENDA ITEM #7e

November 21, 1988

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: THE VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN

Introduction

Staff has completed its review of the Comprehensive Plan for the Village of Lazy Lake for consistency with the *Regional Plan for South Florida.* This review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes and Chapters 9J-5, 9J-11, and 9J-12, Florida Administrative Code.

Summary of Staff Analysis

The Comprehensive Plan for the Village of Lazy Lake is incomplete. The Plan does not set levels of service as required by Chapter 9J-5, F.A.C. As a result, the Council is unable to determine consistency with the *Regional Plan for South Florida.* Staff objections, recommendations, and comments were made to strengthen the data and analysis and the future land use; traffic circulation; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge; conservation; recreation and open space; intergovernmental coordination; and capital improvements elements.

Recommendation:

Object to the Comprehensive Plan for the Village of Lazy Lake based on it being incomplete and therefore insufficient for review, and approve the staff report for transmission to the Department of Community Affairs (DCA).

Comprehensive Plan Review Staff Report
for
The Village of Lazy Lake, Broward County

South Florida Regional Planning Council
November, 1988

THE VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN REVIEW

Statutory Authority

The review of the Village of Lazy Lake Comprehensive Plan for consistency with the *Regional Plan for South Florida* has been undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, and Chapters 9J-5, 9J-11, and 9J-12, Florida Administrative Code.

Community Description

The Village of Lazy Lake encompasses 13 acres located in east central Broward County. The Village is surrounded by the City of Wilton Manors. A location map is attached. The Village has a current population of 32, and projects no significant change in population by the year 2000.

The current land use in the Village is 77% residential and 23% recreation and open space. The Village is a largely built-out residential community centered around a small body of water known as Lazy Lake. The primary focus for planning is maintenance of the community's single family character.

Community Planning Initiatives

The primary new initiatives for Lazy Lake during the planning horizon include:

- Maintaining the single family residential character of the Village and upgrading the quality of the existing housing stock; and
- Maintaining the viability of the lake for drainage and recreation.

Objections, Recommendations, and Comments

The Comprehensive Plan for the Village of Lazy Lake is incomplete. It does not set levels of service for traffic circulation, solid waste, drainage, potable water, and recreation and open space, as required by Chapter 9J-5, F.A.C. As a result, the Council is unable to determine consistency with the *Regional Plan for South Florida*. Staff objections and recommendations are made concerning the traffic circulation; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquirer recharge; and recreation and open space elements. Staff comments concerning the data and analysis, and the future land use; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge; conservation; intergovernmental coordination; and capital improvements elements are provided with the intent to further the goals of the *Regional Plan for South Florida* pertaining to these elements.

Objections and Recommendations

1. **Traffic Circulation Element**

   (a) The Village does not set a level of service for traffic circulation as required by Rule 9J-5.007(3)(c)1., F.A.C. It is not possible to determine consistency with the *Regional Plan for South Florida* due to this deficiency.

   Recommendation:

   Comply with Rule 9J-5.007(3)(c)1., F.A.C., by setting an acceptable level of service for traffic circulation in order to ensure consistency with Regional Goal 63.1, which calls for a ten percent reduction by 1995 in the portion of the regional roadway network operating below level of service D in 1987.

2. **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element**

   (a) The Village does not set levels of service for solid waste, drainage, and potable water as required by Rule 9J-5.011(2)(c)2., F.A.C. It is not possible to determine consistency with the *Regional Plan for South Florida* due to this deficiency.

   Recommendation:

   Comply with Rule 9J-5.011(2)(c)2., F.A.C., by setting an acceptable level of service for solid waste, drainage, and potable water in order to ensure consistency with Regional Goal 51.1, which provides for a reduction by 1995 of thirty percent in the amount of solid waste being placed in landfills in 1986, with Regional Goal 38.1, which requires a reduction in ground and surface water contamination, and with Regional Goal 37.1, which provides for a year round potable water supply and maintenance of adequate volumes for natural ecosystems, respectively.

3. **Recreation and Open Space Element**

   (a) The Village does not set a level of service for recreation as required by Rule 9J-5.014(3)(c)3., F.A.C. It is not possible to determine consistency with the *Regional Plan for South Florida* due to this deficiency.

   Recommendation:

   Comply with Rule 9J-5.014(3)(c)3., F.A.C., by setting an acceptable level of service in order to ensure consistency with Regional Goal 46.1, which provides for accessibility of the parks and recreational facilities in the Region.

Comments

1. **General Requirements for Data and Analysis**

   (a) Chapter 9J-5, F.A.C., establishes general requirements for the data and analysis which support comprehensive plans. The Village of Lazy Lake Comprehensive Plan does not include certain required information, such as information related to population projections, soils, historic properties, wellfield cones of influence, traffic circulation, and interlocal agreements. This information is necessary to determine consistency with the *Regional Plan for South Florida*. The Village should provide the required data and analysis or explain clearly why it is inapplicable in order to ensure that the Comprehensive Plan is consistent with the *Regional Plan for South Florida*.

2. **Future Land Use Element**

   (a) The Village and Broward County have different land use designations for the lake and adjacent land. Under its charter, Broward County is responsible for designating land uses within the County. The Village should conform to the County's land use designation or include a policy in its intergovernmental coordination element to resolve this issue.

3. **Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Ground Water Aquifer Recharge Element**

   (a) The Village has no plans to convert from septic tanks to sanitary sewer and states that the cost of such a conversion would be prohibitive. There is no data and analysis provided in support of this statement. Regional Goal 66.2 encourages the replacement of septic systems with sanitary sewer. To further this intent and strengthen the sanitary sewer subelement, the Village should include an objective or policy to pursue financial assistance for a conversion.

   (b) The *Regional Plan for South Florida*, specifically Goal 51.1 and Policies 51.1.2 and 51.1.3, encourages the reduction of solid waste through the use of recycling product and programs. To further this intent and strengthen the solid waste subelement, an objective or policy should be incorporated to promote the use of recyclable products and programs through public information, or other appropriate means.

   (c) At a minimum, the existing stormwater management systems and current levels of service should be maintained. A monitoring and maintenance program should be established for existing and future systems.

4. **Conservation Element**

(a) South Florida is dependent on the Biscayne Aquifer for its potable water, the sole source of drinking water in the region. Regional Goal 37.1 encourages the protection of the region's potable water supply. It is suggested that Lazy Lake develop and implement water conservation goals, objectives and policies for year round and emergency water conservation.

(b) Two of the major pollutants of the water supply are fertilizers and pesticides. The *Regional Plan for South Florida*, specifically Regional Goal 45.1, encourages the reduction in use of these chemicals through xeriscape landscaping which requires minimal water, fertilizers and pesticides. Policies encouraging the use of xeriscape will reduce the need for these chemicals and will protect the water supply.

(c) *The Regional Plan for South Florida*, specifically Goal 47.1 and Policies 47.1.4, 47.1.7, and 47.1.8, encourage the improvement of air quality in the Region. To further this intent, an objective to meet current and future air quality standards set by EPA should be adopted. The following policies are suggested to further the *Regional Plan for South Florida*:

(1) During land development, air pollution should be minimized through the use of environmentally approved mulching, spraying, or grassing of exposed land surfaces.

(2) Demolition/renovation projects shall comply with all asbestos regulations.

(3) The Village shall cooperate with Broward County and the Florida Department of Environmental Regulation to maintain acceptable air quality standards.

5. **Intergovernmental Coordination Element**

(a) For those facilities or services provided by other local governments, the Regional Planning Council encourages the adoption of the level of service standards set by the facility provider when consistent with applicable regional policies. An additional policy in the intergovernmental coordination element to ensure cooperation for level of service maintenance is encouraged.

6. **Capital Improvements Element**

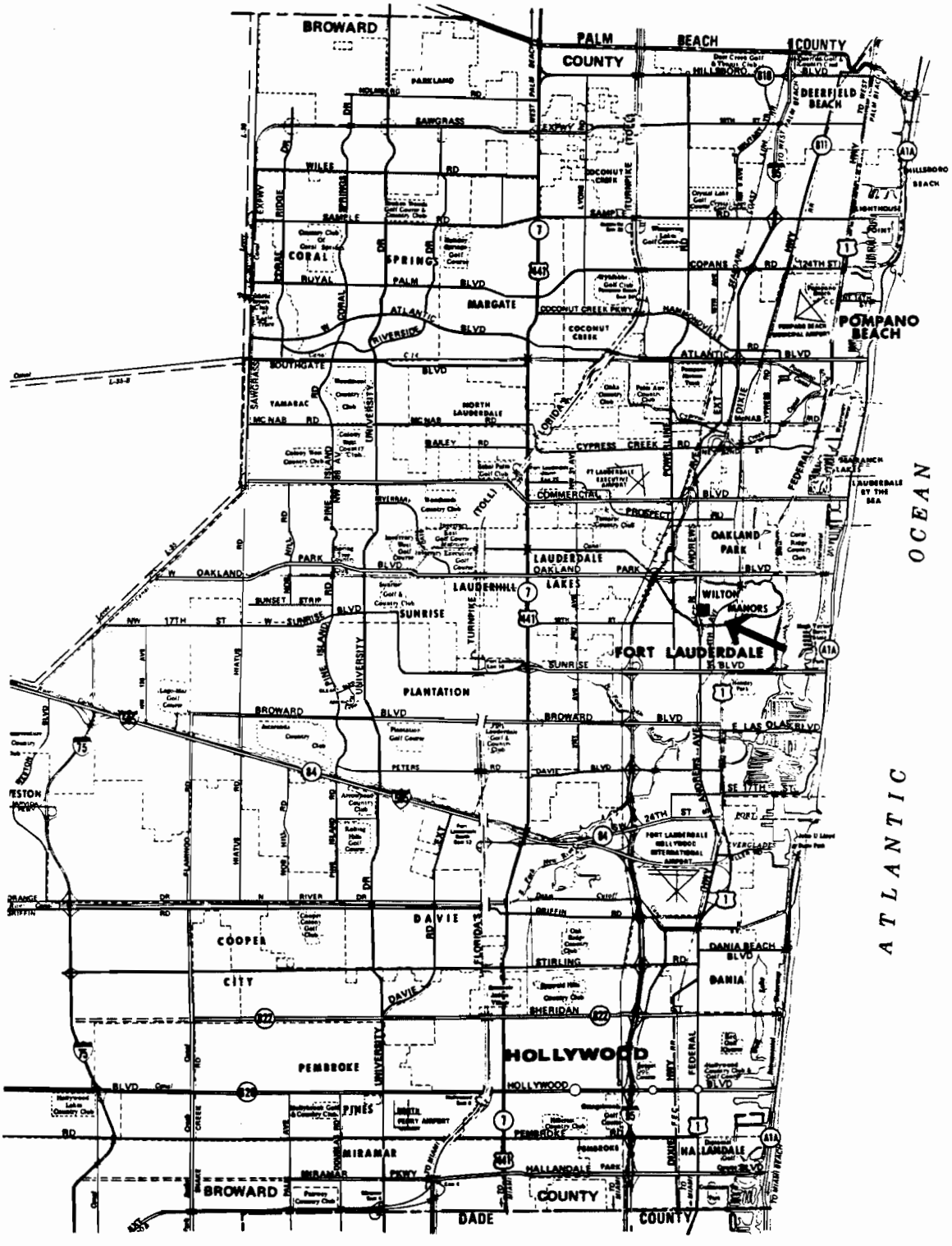
(a) The capital improvements element discusses the need for street resurfacing, tree trimming, and lake cleaning, but does not schedule these items or provide project cost data, as required by Rule 9J-5.016(4), F.A.C. The Village should include a schedule and cost data for its capital improvements projects.

Conclusion

The Comprehensive Plan for the Village of Lazy Lake could not be reviewed for consistency with the *Regional Plan for South Florida* without adopted levels of service. Staff objections, recommendations, and comments are intended to strengthen the data and analysis and the future land use; traffic circulation; sanitary sewer, solid waste, drainage, potable water, and natural ground water aquifer recharge; conservation; recreation and open space; intergovernmental coordination; and capital improvements elements and to further support the Regional Goals corresponding to those elements.

Conditions of Review Findings

The results of this review by the South Florida Regional Planning Council (SFRPC) are based on the Comprehensive Plan for the Village of Lazy Lake, Broward County as approved for review by the Department of Community Affairs on October 7, 1988. The SFRPC reserves the right to review any amendments to the present submission for consistency with the *Regional Plan for South Florida*. The SFRPC will continue to work with the local government, the Department of Community Affairs, and the other reviewing agencies during the remainder of the review and adoption process.



SOUTH FLORIDA REGIONAL PLANNING COUNCIL

VILLAGE OF LAZY LAKE

VILLAGE OF LAZY LAKE

Source: SFRPC

Base Map Source: DOLPH MAP CO.

N

0 1 2

SCALE IN MILES

PR/PPT

South Florida Water Management District

John R. Wodraska, Executive Director
Tilford C. Creel, Deputy Executive Director

Post Office Box 24680 3301 Gun Club Road
West Palm Beach, Florida 33416-4680
Telephone (407) 686-8800
Florida WATS Line 1-800-432-2045

RECEIVED
NOV 28 1988
BUREAU OF LOCAL RESOURCE PLANNING

IN REPLY REFER TO:

November 23, 1988

Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, FL 32399

ATTENTION: Mr. Ralph Hook

Dear ~~Mr Hook:~~ Ralph

Enclosed are the South Florida Water Management District's comments on Comprehensive Plans of the following local governments:

Broward Co.	Lauderdale-by-the-Sea
Hillsboro Beach	Lazy Lake Village
West Miami	Lighthouse Point
Hialeah	

Our review focused on water resource related elements and the statutory responsibility of the District, in accordance with rule 9J-11.008(5)(a), Florida Administrative Code.

The opportunity to participate in the plan review process is appreciated. Please call me if there are any questions.

Sincerely,

Larry

Larry Pearson, AICP
Director, Land and Water Planning Division
Resource Planning Department

LP/njg

c: Mr. Jack Osterholt, SFRPC

Enclosures

Nancy H. Roen
Chairman - Plantation

James F. Garner
Vice Chairman - Ft. Myers

Nathaniel P. Reed, Hobe Sound
Oscar M. Corbin, Jr., Ft. Myers
J.D. York, Palm City
Doran A. Jason, Key Biscayne
Arsenio Milian, Miami
Fritz Stein, Belle Glade
Mike Stout, Windermere

NAME OF AGENCY: South Florida Water Management District
RESPONSIBLE DIVISION: Land and Water Planning Division
REVIEW COORDINATOR: Larry Pearson PHONE: (407)686-8800, ext. 694

NAME OF LOCAL GOVERNMENT: Village of Lazy Lake
DATE PLAN RECEIVED FROM DCA: October 10, 1988
REQUIRED RETURN DATE FOR COMMENTS: November 23, 1988

= = = =

FDOT DISTRICT IV

COMMENTS

LAZY LAKE COMPREHENSIVE PLAN

NAME OF AGENCY: Department of Transportation
RESPONSIBLE DIVISION/BUREAU: District 4 Planning
NAME OF LOCAL GOVERNMENT: Village of Lazy Lake
DATE PLAN RECEIVED FROM DCA: 10/13/88
REQUIRED RETURN DATE FOR COMMENTS: 11/26/88

ELEMENT: Traffic Circulation

COMMENTS - Given that there are no State Highway System Facilities within the Village and that actions of the Village will not materially affect the State Highway System, the Department has no comments.

REVIEWED BY: Michael J. Tako, P. E. PHONE: 305-522-4244

REVIEWED BY: _____ PHONE: _____

REVIEWED BY: _____ PHONE: _____

Florida Department of Environmental Regulation

Twin Towers Office Bldg. ● 2600 Blair Stone Road ● Tallahassee, Florida 32399-2400

Bob Martinez, Governor Dale Twachtmann, Secretary John Shearer, Assistant Secretary

November 25, 1988

RECEIVED
NOV 28 1988
BUREAU OF LOCAL
PLANNING / PLAN REVIEW

Mr. Thomas G. Pelham, Secretary
Department of Community Affairs
Rhyne Building
2740 Centerview Drive
Tallahassee, Florida 32399

RE: Village of Lazy Lake - Comprehensive Plan #06-15

Dear Secretary Pelham:

In accordance with Section 163.3184 F.S., the Department of Environmental Regulation has reviewed the proposed Village of Lazy Lake Comprehensive Plan. The plan has been reviewed by our comprehensive plan review team made up of people from our Bureaus of Air Quality, Wastewater Management and Grants, Groundwater Protection, Waste Planning and Regulation and our Sections of Coastal Management and Drinking Water.

The enclosed Department Comments highlight pertinent observations related to the adequacy of the plan and are provided to assist your agency in developing the State's response.

If you have any questions about our comments please have your staff contact the team leader identified at the bottom of the last page of the response package.

Sincerely,

John S. Shearer, P.E.
Assistant Secretary

JSS/pph
enclosures

DEPARTMENT OF ENVIRONMENTAL REGULATION

Response to the Proposed Comprehensive Plan For the Village of Lazy Lake - Plan #06-15

FUTURE LAND USE ELEMENT

Recommended Objections

1. An objective is not provided in this element which addresses the protection of the Village's natural resources, e.g. Lazy Lake and its tree cover. 9J-5.006(3)(b)4.

2. Policies are not provided in this element that provide for drainage, stormwater management and protection of environmentally sensitive lands. 9J-5.006(3)(c)4 and 6.

DRAINAGE SUBELEMENT

Recommended Objection

1. The statement on page 15 of the Drainage subelement, that "all drainage within the village is accommodated by the lake", does not indicate whether structural stormwater management facilities within the basin direct runoff to the lake or whether drainage is accomplished entirely by overland flow. 9J-5.011(1)(e) and (f).

Recommendation/Comment

Clarify how the drainage of the Village of Lazy Lake is accommodated by the lake.

Lazy Lake is fortunate in that it is spring fed, has a minimal drainage area and relatively natural abutting land uses. Maintaining the water quality of this lake is obviously important to the Village's residents. The following recommendations are provided to assist them in this effort.

If structural drainage facilities are in place, then those facilities should be fitted with devices to reduce the pollutants in the runoff. Pollution control devices include debris screens on stormwater drains, detention/retention ponds, oil and grease skimmers, and vegetated swales to name a few. Positive drainage systems can be modified to include these devices if they are not already in place.

If drainage to the lake is accomplished entirely by overland flow, then controlling nonpoint pollution at the source is essential. Refraining from dumping toxic or harmful material into the lake or

storing it in yards where it may seep into the lake are good management practices. Fertilizer and pesticide use should also be closely monitored to prevent pollution of the lake by these activities. Unstabilized soil and yard debris can contribute organic matter to the lake resulting in sediment accumulation and turbidity problems. Vehicles should be washed where the wash water can be absorbed into the ground rather than runoff into the lake. Any runoff from the roads surrounding the lake should be directed to vegetated retention areas to prevent contaminating the lake with metals and hydrocarbons.

NATURAL GROUNDWATER AQUIFER RECHARGE SUBELEMENT

Recommendation

1. The use of septic tanks in this area (surficial Biscayne Aquifer - sole source of potable water) has great potential to adversely affect groundwater quality. The village of Lazy Lake should consider replacing existing individual septic systems with sewer connections. Although expensive, this alternative may become more financially attractive as older septic systems reach the end of their service life. Switching to a sewer system could thus be phased in over time. Due to the small size of this village (13 dwellings, 32 residents), connections could probably be made to an existing system in one of the surrounding municipalities. 9J-5.011(1)(f)2 and 4; 9J-5.013(2)(c)1.

CONSERVATION ELEMENT

Recommended Objections

1. This element does not provide an analysis of known pollution problems impacting Lazy Lake. 9J-5.013(1)(b). If grass carp are being used to control an aquatic weed problem there must be an oversupply of nutrients to the lake from septic tanks or lawn fertilizer. Problems should be identified and steps taken to reduce nutrient loads to the lake.

2. A policy is needed in this element which addresses implementation activities for the protection of water quality by restriction of activities known to adversely affect water quality. 9J-5.013(2)(c)1

Recommendation

The use of grass carp to control aquatic weeds in palliative in nature and does not address the cause of the aquatic weed problem. A water quality assessment of the lake and its watershed should be conducted to determine pollutant loads and their sources. With this information, cost effective and environmentally sound methods can be implemented to control pollutant input.

Funds should be identified in the Capital Improvement Element to accomplish the lake water quality study.

Team Leader - John Outland - Phone #(904)487-2498

PR/PPT

State of Florida
DEPARTMENT OF NATURAL RESOURCES

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399

TOM GARDNER
Executive Director

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NOV 21 1988
BUREAU OF LOCAL
RESOURCE PLANNING

BOB MARTINEZ
Governor
JIM SMITH
Secretary of State
BOB BUTTERWORTH
Attorney General
GERALD LEWIS
State Comptroller
BILL GUNTER
State Treasurer
DOYLE CONNER
Commissioner of Agriculture
BETTY CASTOR
Commissioner of Education

PLEASE ADDRESS REPLY TO:

November 17, 1988

Mr. Ralph Hook
Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399-2100

Dear Mr. Hook:

Staff of the Department of Natural Resources have reviewed the proposed comprehensive plan for the Village of Lazy Lake and have no comments.

Sincerely,

Don E. Duden
Assistant Executive Director

DED/pfk

PR/PP1

FLORIDA DEPARTMENT OF STATE
Jim Smith
Secretary of State

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NOV 14 1988
BUREAU OF LOCAL
RESOURCE PLANNING

November 10, 1988

Mr. Ralph H. Hook
Department of Community Affairs
Bureau of Local Planning
2740 Centerview Drive
Tallahassee, Florida 32399

Re: Local Government Comprehensive Plan Review
Village of Lazy Lake

Dear Mr. Hook:

In accordance with this agency's responsibilities under Section 267.061, Florida Statutes, and the provisions of Sections 163.3177 and 163.3178, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, the above-referenced document has been reviewed by the Bureau of Historic Preservation of the Division of Historical Resources to determine if data regarding historic resources has been given sufficient consideration in the Local Government Comprehensive Plan. This process included an evaluation of whether the planning document contained adequately mapped locations of historical sites, as well as, whether the plan fostered historic preservation efforts at the local community level. Lastly, the plan was examined to ensure that its elements were internally consistent as well as consistent with the historic preservation aspects of the State Comprehensive Plan and Florida's Comprehensive Historic Preservation Plan.

As a result of its review, the bureau determined that the Village of Lazy Lake Comprehensive Plan **is not consistent** with the historic preservation aspects of the State Comprehensive Plan and Florida's Comprehensive Historic Preservation Plan. Furthermore, it is the bureau's opinion that **the plan does not meet** the State of Florida's requirements as promulgated in Sections 163.3177 and 163.3178, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, regarding the identification of known historical resources within the specified area of jurisdiction and for the establishment of policies, goals, and objectives for historic preservation within the Village of Lazy Lake. Attached for your convenience are the comments, concerns and suggestions submitted by the Bureau of Historic Preservation.

If you have any questions concerning this review, please do not hesitate to contact Louis Tesar or Mike Wisenbaker at 487-2333. Your interest and cooperation in helping to protect Florida's archaeological, architectural, and other historical resources are appreciated.

Sincerely,

Secretary of State

JS/sv

Attachments

mcomputer

MEMORANDUM FLORIDA DEPARTMENT OF STATE

TO: Susan Van Meter, Planner, Department of State

FROM: George W. Percy, Director, Div. of Historical Resources

DATE: October 26, 1988

SUBJECT: Historic Preservation Review of Village of Lazy Lake's Local Government Comprehensive Plan

In accordance with this agency's responsibilities under section 267.061, Florida Statutes, and the provisions of sections 163.3177 and 163.3178, Florida Statutes, and Chapter 9J-5, Florida Administrative Code, we have reviewed the referenced document to determine if data regarding historic resources have been given sufficient consideration in the Local Government Comprehensive Plan. This process included an evaluation of whether the planning document contained adequately mapped locations of historical sites as well as fostered historic preservation efforts at the local community level. Lastly, the plan was examined to ensure that its elements were internally consistent as well as consistent with the historic preservation aspects of the State Comprehensive Plan and Florida's Comprehensive Historic Preservation Plan.

As a result of our review, we find that the Village of Lazy Lake's Comprehensive Plan is not consistent with the historic preservation aspects of the State Comprehensive Plan and Florida's Comprehensive Historic Preservation Plan. Furthermore, it is our opinion that the plan does not meet the State of Florida's requirements as promulgated in sections 163.3177 and 163.3178, F.S., and Chapter 9J-5, F.A.C., regarding the identification of known historical resources within the specified area of jurisdiction and for the establishment of policies, goals and objectives for historic preservation in the Village of Lazy Lake.

If you have any other questions concerning our review, please do not hesitate to contact us.

Enclosure:

RECEIVED
NOV 3 1988
DIV. ADMIN SERVICES
BUDGET OFFICE

General and Specific Comments and Recommendations on Lazy Lake's Local Government Comprehensive Plan:

Future Land Use Element:
According to our review of the Florida Master Site File and the National Register of Historic Places, no sites currently are listed for the Village of Lazy Lake. On the other hand, our files also indicate that the area has never been evaluated to determine if any potentially significant historical resources may be present. For this reason, the Village of Lazy Lake needs to develop goals, policies and objectives for identifying, designating and protecting historically significant properties as directed by section 9J-5.007, Florida Administrative Code, and paragraph 163.3177(6) (a), Florida Statutes.

Traffic Circulation , Capital Improvements and Infrastructure Elements:
Activities associated with these elements may have an impact on significant or potentially significant historical resources. It should also be mentioned that both federal and state laws require Federal and State Departments of Transportation to evaluate project effects on National Register eligible properties, and that agencies must demonstrate that there are no feasible or prudent alternatives to adverse project impacts for any activities which they assist or undertake.

Housing Element:
Historical resources are not addressed either in the support documents or in the goals, policies and objectives of the Housing Element. Furthermore, the Village of Lazy Lake has developed no goals, policies and objectives for identifying, designating and protecting historically significant properties in accordance with section 9J-5.011, Florida Administrative Code. The rule states that this element shall contain one or more policies and objectives for the identification of conservation, rehabilitation or demolition activities that may affect historically significant housing or neighborhoods. As a consequence, the village needs to develop goals, policies and objectives which address the issue of historically significant housing. In light of the limited number of buildings there, if the village would provide photographs and the dates of construction of the houses, the Bureau of Historic Preservation would be pleased to provide assistance in determining if they are historically significant.

Infrastructure Elements: (See Traffic Circulation)

Conservation Element:
Should the local government designate a conservation area for natural resources, this might also serve to protect historical resources, especially prehistoric archaeological sites.

Recreation and Open Space Element:
Historical resources can be protected if they are included within passive recreation areas or green space preservation tracts.

Intergovernmental Coordination Element:
The Division provides planning and technical assistance with regard to the goals, policies and objectives for the historic preservation aspects of the Future Land Use, Coastal Management (where applicable) and Housing Elements. We primarily assist local communities with their historic preservation efforts by helping them identify, evaluate and maintain or mitigate damage to significant historical resources in their areas of jurisdiction. Furthermore, projects with any state or federal involvement (e.g., Community Development Block Grants, 201 Wastewater Treatment Plants, airports, Land and Water Conservation Fund Grants, transportation projects, Developments of Regional Impact, U.S. Army Corps and DER permits, etc.) must be submitted to this office for review to determine the impacts they may have on significant historical resources. We urge, therefore, that the Village of Lazy Lake contact the Bureau of Historic Preservation regarding any technical assistance needed in the identification, evaluation, preservation and mitigation of damage to historical resources. The Bureau of Historic Preservation's phone number is (904) 487-2333.

Capital Improvements Element: (See Traffic Circulation)

If you have any questions regarding our comments, please feel free to contact Louis Tesar or Michael Wisenbaker of the Division's compliance review staff at (904) 487-2333.

PLAN REVIEW DATA SHEET Phase III

LOCAL GOVERNMENT LAZY LAKE

III. ADOPTION PHASE

*DATE DCA'S ORCs MAILED TO LOCAL GOVERNMENT 01-10-89

PROJECTED LATEST DATE FOR ADOPTED PLAN SUBMITTAL 03-26-89

COPY OF ORCs TO:

DEPT OF TRANSPORTATION 01-13-89

DEPT OF NATURAL RESOURCES 01-13-89

DEPT OF STATE 01-13-89

DEPT OF ENVIRONMENTAL REGULATION 01-13-89

GAME & FRESH WATER FISH COMMISSION .... N/A

DEPT OF AGRICULTURE (COUNTY PLANS ONLY) N/A

COUNTY (CITY PLANS ONLY) 01-13-89

RPC [SOUTH FLORIDA] 01-13-89

WMD [SOUTH FLORIDA] 01-13-89

DIV. OF EMERGENCY MANAGEMENT..... N/A

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. John B. Outland
Office of Planning and Research
Department of Environmental Regulation
2600 Blairstone Road, Room 602
Tallahassee, Florida 32399

Dear ~~Mr. Outland~~ John:

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Longboat Key, Hillsboro Beach, North Port, Lauderdale-by-the-Sea, Lazy Lake, Sarasota City, Lighthouse Point, Venice, Hialeah and Sarasota County

These reports are provided for your information and agency files. Following the adoption of the plans by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published for each local government plan to you.

If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Albert Gregory, Chief
Office of Policy & Planning
Department of Natural Resources
3900 Commonwealth Boulevard
Tallahassee, Florida 32399

Dear ~~Mr. Gregory:~~ albert

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Longboat Key, Hillsboro Beach, North Port, Lauderdale-by-the-Sea, Lazy Lake, Sarasota City, Lighthouse Point, Venice, Hialeah and Sarasota County

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Sincerely,

Ralph

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Louis Tesar
Bureau of Historic Preservation
Department of State
R. A. Gray Building, Room 423
Tallahassee, Florida 32399

Dear ~~Mr. Tesar~~ Louis:

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Longboat Key, Hillsboro Beach, North Port, Lauderdale-by-the-Sea, Lazy Lake, Sarasota City, Lighthouse Point, Venice, Hialeah and Sarasota County

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If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Rick Chesser
Director of Planning & Programs
Florida Department of Transportation
DISTRICT FOUR
780 Southwest 24th Street
Fort Lauderdale, Florida 33315

Dear Mr. Chesser:

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point and Hialeah

These reports are provided for your information and agency files. Following the adoption of the plans by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published for each local government plan to you.

If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph K Hook

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Jack Osterholt, Executive Director
South Florida Regional Planning
Council
3440 Hollywood Boulevard
Suite 140
Hollywood, Florida 33021

Dear Jack ~~Mr. Osterholt~~:

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point and Hialeah

These reports are provided for your information and agency files. Following the adoption of the plans by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published for each local government plan to you.

If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Larry Pearson
South Florida Water Management
District
Post Office Box 24680
West Palm Beach, Florida 33416-4680

Dear Mr. Pearson: Larry

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Broward County, Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake, Lighthouse Point and Hialeah

These reports are provided for your information and agency files. Following the adoption of the plans by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published for each local government plan to you.

If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 13, 1989

Mr. Peter Ross
Director of Comprehensive Planning
Broward County Planning Council
115 South Andrews Avenue, Room 307
Fort Lauderdale, Florida 33301

Dear ~~Mr. Ross:~~ Peter

Enclosed are the Department's Objections, Recommendations and Comments Reports on proposed comprehensive plans from the following local governments:

Hillsboro Beach, Lauderdale-by-the-Sea, Lazy Lake and Lighthouse Point.

These reports are provided for your information and agency files. Following the adoption of the plans by the local governments and subsequent compliance review to be conducted by this agency, we will forward copies of the Notices of Intent published for each local government plan to you.

If you have any questions, please contact me at SunCom 277-4545 or (904) 487-4545.

Sincerely,

Ralph

Ralph K. Hook
Community Program Administrator

RKH/dcr

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

January 10, 1989

The Honorable David Rushlow
Mayor of Lazy Lake
Village of Lazy Lake
2240 Lazy Lane
Lazy Lake, Florida 33305

Dear Mayor Rushlow:

The Department has completed its review of the proposed comprehensive plan for the City of Lazy Lake, which was submitted on October 1, 1988. Copies of the proposed plan have been distributed to appropriate state, regional and local agencies for their review.

I am enclosing the Department's Objections, Recommendations and Comments Report, issued pursuant to Rule 9J-11.010, Florida Administrative Code. Upon receipt of this report, the City of Lazy Lake has 60 days in which to adopt the proposed plan or adopt the plan with changes. The process for adoption of local comprehensive plans is outlined in s.163.3184, Florida Statutes, and Rule 9J-11.011, Florida Administrative Code.

Within five working days of the date of adoption, the City of Lazy Lake must submit the following to the Department:

Five copies of the adopted comprehensive plan;

A copy of the adoption ordinance;

A listing of additional changes not previously reviewed;

A listing of findings by the local governing body, if any, which were not included in the ordinance; and

A statement indicating the relationship of the additional changes to the Department's Objections, Recommendations and Comment Report.

If you would like the Department to participate in the public hearing for plan adoption, such request should be received by the Department, certified mail, at least 14 days prior to the scheduled hearing date.

For purposes of future correspondence, please note that the Department's new address is 2740 Centerview Drive, Rhyne Building, Tallahassee, Florida 32399. Chapter 9J-11, Florida Administrative Code, is being amended to reflect this change. If you have any questions, please contact Bob Nave or Robert Pennock at (904) 487-4545.

Very truly yours,

Paul R. Bradshaw, Director
Division of Resource Planning
and Management

PRB/bnr

Enclosures: Objections, Recommendations and Comment Report
Major Issues Memorandum dated March 11, 1988

cc: Ms. Betty Bailey

DEPARTMENT OF COMMUNITY AFFAIRS

OBJECTIONS, RECOMMENDATIONS AND COMMENTS
FOR
LAZY LAKE

January 10, 1989
Division of Resource Planning and Management
Bureau of Local Planning

This report is prepared pursuant to Rule 9J-11.010

INTRODUCTION

The following objections, recommendations and comments are based upon the Department's review of the comprehensive plan pursuant to s.163.3184, F.S.

Because of the extremely small size and completely developed nature of this Village, the Department agrees with the Village that many of the requirements of 9J-5, F.A.C., are inapplicable. Therefore, this Objections, Recommendations and Comments Report addresses only those requirements the Department believes are applicable, and that the proposed plan does not sufficiently address.

Objections (A. in the attached report) relate to specific requirements of relevant portions of Ch. 9J-5, F.A.C., and Ch. 163, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other state agencies. If there is a difference between the Department's objection and the state agency advisory objection or comment, the Department's objection would take precedence.

Each of these objections must be addressed by the local government and corrected when the plan is resubmitted for our compliance review. Objections which are not addressed may result in a determination that the plan is not in compliance. The Department may have raised an objection regarding missing data and analysis items which the local government considers not applicable to its plan. If that is the case, a statement justifying its non-applicability pursuant to Rule 9J-11.004(2)(f), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments (B. in the attached report) which follow the objections and recommendations section are advisory in nature. Comments do not represent objections and will not form bases of a determination of non-compliance. They are included to call attention to items raised by our reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

OBJECTIONS, RECOMMENDATIONS AND COMMENTS

Village of Lazy Lake

PUBLIC PARTICIPATION

A. OBJECTIONS

1. 9J-5.004

The public participation procedures section on pg. 2 of the proposed plan describes the actions the Village took in preparing and submitting this plan, but this does not meet the intent of this requirement, which is to include specific procedures the Village will adopt and use during plan preparation, review of plan amendments and preparation of evaluation and appraisal reports.

Recommendation

Revise this section to contain specific procedures (as outlined in 9J-5.004(2)(a)-(e)) the Village will adopt to ensure compliance with this requirement. These procedures should also address the requirement for including public participation during the consideration of amendments to the comprehensive plan and evaluation and appraisal reports.

B. COMMENTS

None

EVALUATION AND APPRAISAL REPORT

A. OBJECTIONS

None

B. COMMENTS

None

FORMAT REQUIREMENTS

A. OBJECTIONS

None

B. COMMENTS

None

POPULATION ESTIMATES AND PROJECTIONS

A. OBJECTIONS

None

B. COMMENTS

None

GOALS, OBJECTIVES AND POLICIES

A. OBJECTIONS

1. 9J-5.005(6), 9J-5.003(32), 9J-5.003(57), 9J-5.003(64)

(a) Goals which do not state a long-term end towards which programs or activities are directed are not acceptable.

(b) Objectives which are not measurable, not supported by the data and analysis and are stated in an unspecific, tentative and/or conditional manner are unacceptable.

(c) Policies which are tentative or conditional, or do not describe the activities, programs and land development regulations which will implement the plan, are unacceptable.

(d) Requirements identified in Chapter 9J-5, F.A.C., which are required to be addressed by objectives and policies must be based upon relevant and appropriate data.

(e) Policies regarding land development regulations must be adopted pursuant to s. 163.3202, F.S.

Recommendation

A goal must be written to state the long-term desired result (Rule 9J-5.003(32), F.A.C.). Objectives must be written in a way that provides specific measurable intermediate ends that mark progress toward a goal (Rule 9J-5.003(57), F.A.C.). A measure such as a quantity, percentage, etc., and a definite time period for its accomplishment should be included in the objectives. Policies answer the question of "how" by specifying the clearly defined actions (programs and activities) local governments will take to achieve each objective and ultimately the identified goal (Rule 9J-5.003(64), F.A.C.). If desired, local governments may choose to assign the measurability to a policy, however, it must be clearly linked to the pertinent

objective and the final combination must provide a clear basis for assessing the effectiveness of the plan. It is also incumbent upon the local government to establish that it has met the intent of the Rule when it deviates from the requirement related to measurable objectives. The Department is primarily concerned that local governments provide the basis for assessing the effectiveness of their plan.

Comprehensive plan objectives and policies must be written for each of the requirements identified in Chapter 9J-5, F.A.C., unless there is a valid explanation why the requirement does not apply. These requirements, by themselves, are not objectives or policies and cannot be used as such in the elements. All goals, objectives and policies within the plan shall be based upon relevant and appropriate data. Objectives and policies need to be supported by the data and analysis in order to have validity within the plan.

Objectives and policies related to land development regulations must be adopted pursuant to s. 163.3202, F.S.

B. COMMENTS

1. See individual elements.

PLANNING TIMEFRAMES

A. OBJECTIONS

None

B. COMMENTS

None

LEVEL OF SERVICE STANDARDS

A. OBJECTIONS

1. 9J-5.005(3)

The following requirements relating to level of service standards required by 9J-5, F.A.C. are missing:

(a) 9J-5.007(3)(c)1. (Traffic Circulation);

(b) 9J-5.011(2)(c)2.b. (Solid Waste);

(c) 9J-5.011(2)(c)2.c. (Drainage);

(d) 9J-5.011(2)(c)2.d. (Potable Water);

(e) 9J-5.014(3)(c)4. (Recreation and Open Space);

Recommendation

Objectives and policies addressing these level of service requirements must be included (see individual elements).

B. COMMENTS

None

DATA AND ANALYSIS REQUIREMENTS

A. OBJECTIONS

None

B. COMMENTS

1. Because of the extremely small size and completely developed nature of this Village, the Department agrees with the Village that many of the requirements of 9J-5, F.A.C. are inapplicable. Therefore, this Objections, Recommendations and Comments Report addresses only those requirements the Department believes are applicable, and that the proposed plan does not sufficiently address.

FUTURE LAND USE ELEMENT

A. OBJECTIONS

Data

1. 9J-5.006(1)(b)5.

The existing land use map or map series does not depict soils within the Village.

Recommendation

Revise the existing land use map or map series to include a description of the existing soils within the Village.

Analysis

None

Goals, Objectives and Policies

2. 9J-5.006(3)(b)4.

An objective to address the requirement to ensure the protection of natural and historic resources is not included.

Recommendation

Include an objective addressing this requirement, focusing specifically on protection of Lazy Lake and natural vegetative cover.

3. 9J-5.006(3)(c)3.

A policy addressing implementation activities for the provision that facilties and services meet the locally established level of service standards, and are available concurrent with the impacts of development, is not included.

Recommendation

Include a policy to address this requirement. The information on pp. 9 and 10 of the proposed plan, which addresses the granting of a development permit, should be considered in the development of the policy.

4. 9J-5.006(3)(c)4.

A policy addressing implementation activities for drainage and stormwater management is not included.

Recommendation

Include a policy addressing implementation activities for drainage and stormwater management within the Village.

5. 9J-5.006(3)(c)6.

A policy addressing the protection of environmentally sensitive land is not included.

Recommendation

Include a policy addressing this requirement, considering any needed protection of the lake and the area designated as open space within the Village.

6. 9J-5.006(3)(c)7.

A policy addressing the establishment of standards for

densities or intensities of use for each future land use category is not included.

Recommendation

Include a policy addressing this requirement.

B. COMMENTS

1. The Village must submit a table for Flexibility Zone Number 45 indicating planned acreage by land use category and the number of permitted dwelling units. This table may be part of the supporting documentation for the plan (Broward County Planning Council).

2. The second paragraph on page 6 of the Village's Plan indicates that the overall density in the Village is 65 dwelling units per acre. This is an error, as the number of permitted units is only 50 (10 acres x 5 du's per acre) (Broward County Planning Council).

3. The permitted uses within the Village's Recreation and Open Space land use category are not consistent with the new Open Space and Recreation Category included in the proposed 1989 Broward County Land Use Plan. It is recommended the Village adopt the language of the proposed County Plan (Broward County Planning Council).

TRAFFIC CIRCULATION ELEMENT

A. OBJECTIONS

Data

None

Analysis

None

Goals, Objectives and Policies

None

FUTURE TRAFFIC CIRCULATION MAP

A. OBJECTIONS

None

B. COMMENTS

None

MASS TRANSIT ELEMENT

These requirements do not apply since the Village has a population of less than 50,000.

PORTS, AVIATION AND RELATED FACILITIES

These requirements do not apply since the Village has a population of less than 50,000.

HOUSING ELEMENT

A. OBJECTIONS

Data

None

Analysis

None

Goals, Objectives and Policies

None

B. COMMENTS

1. The element states that some of the housing stock was built as early as 1946. Consideration should be given in plan updates as to whether any of this housing could be designated as historic.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

SANITARY SEWER SUB-ELEMENT

A. OBJECTIONS

Data and Analysis

1. 9J-5.011(1)(f)2.

An analysis of the impact of the existing septic tanks on the adjacent natural resources is not included.

Recommendation

Include an analysis of the impact of the existing septic tanks on adjacent natural resources, especially focusing on Lazy Lake.

2. 9J-5.011(1)(f)3.

An analysis of the problems and opportunities for sanitary sewer has not been included.

Recommendation

Include in this subelement an analysis of potential problems and/or opportunities that the Village will face through the continuing utilization of septic tanks. Opportunities to connect to a central sewer system at some point in the future should also be analyzed.

3. 9J-5.011(1)(f)3.

This subelement states that there are no plans to convert the Village to sanitary sewer because the cost to the residents would be prohibitive, but there are no cost figures or other analysis to support this statement.

Recommendation

Include in the analysis of problems and opportunities cost figures to support this statement, or demonstrate the steps the Village could take to assuage some of the costs, such as the pursuit of any available State or Federal matching funds.

4. 9J-5.011(1)(f)4.

An analysis of soil surveys for areas served by septic tanks and an explanation of suitability of those soils for such facilities is not included.

Recommendation

Include an analysis of the suitability of the existing soils for septic tank use, basing this analysis upon the best available data from the United States Department of Agriculture, Soil Conservation Service.

Goals, Objectives and Policies

5. 9J-5.011(2)(c)1.

A policy establishing priorities for replacement, correcting existing facility deficiencies and providing for future facility needs is not included.
Include a policy that addresses the Village's position and needs concerning the replacement of septic tanks with connection to a central system.

B. COMMENTS

None

SOLID WASTE SUB-ELEMENT

A. OBJECTIONS

Data and Analysis

None

Goals, Objectives and Policies

1. 9J-5.011(2)(c)2.b.

A policy to establish and utilize level of service standards for solid waste facilities is not included.

Recommendation

A level of service standard for solid waste must be adopted in the Village's plan, even though it seems the Village will not be issuing any development orders. Since Broward County is the service provider in this case, their level of service standard might be the most appropriate one for the Village to adopt.

B. COMMENTS

None

DRAINAGE SUB-ELEMENT

A. OBJECTIONS

Data and Analysis

None

Goals, Objectives and Policies

1. 9J-5.011(2)(c)2.c.

A policy to establish and utilize a level of service standard for drainage facilities is not included.

Recommendation

A level of service standard for drainage must be adopted in the Village' Plan, even though it seems the Village will not be issuing any development orders.

B. COMMENTS

None

POTABLE WATER SUB-ELEMENT

A. OBJECTIONS

Data and Analysis

None

Goals, Objectives and Policies

1. 9J-5.011(2)(c)2.d.

A policy to establish and utilize a level of service standard for potable water facilities is not included.

Recommendation

A level of service standard must be adopted in the Village's plan, even though it seems the Village will not be issuing development orders. Since Wilton Manors is the service provider in this case, their level of service standard might the most appropriate one for the Village to adopt.

B. COMMENTS

None

NATURAL GROUNDWATER AQUIFER RECHARGE SUB-ELEMENT

A. OBJECTIONS

Data and Analysis

1. 9J-5.011(1)(g)

Natural groundwater aquifer recharge areas within the local government's jurisdiction have not been identified.

Recommendation

Identify within the text any areas within the Village where natural groundwater aquifer recharge occurs, or include justification for the inapplicability of this requirement.

Goals, Objectives and Policies

None

B. COMMENTS

COASTAL MANAGEMENT ELEMENT

A. OBJECTIONS

1. The Village of Lazy Lake is not required to prepare a Coastal Management element, as it is not a coastal community as identified in s.380.24, F.S.

CONSERVATION ELEMENT

A. OBJECTIONS

Data and Analysis

1. 9J-5.013(1)(b)

The portion of this requirement to identify and analyze known pollution problems has not been included.

Recommendation

The statement that grass carp are being used to control an aquatic weed problem implies an oversupply of nutrients are reaching Lazy Lake. Include identification and analysis of this problem (examining as appropriate septic tank effluent and fertilizers and pesticides) in this subelement.

Goals, Objectives and Policies

2. 9J-5.013(2)(c)7.

Objective 3.2 and its associated policies (to maintain the ecological balance of the lake by continuing to stock the lake with adequate weed feeding fish and establishing a program to periodically clean the lake of debris) does not address removing the cause of the present ecological imbalance, and thus do not adequately provide for the protection of existing natural reservations, as required.

Recommendation

Expand this objective and its associated policies to include measures the Village can take to address the source of the oversupply of nutrients reaching Lazy Lake, (which could include control of fertilizers and pesticides and/or septic tank effluent).

B. COMMENTS

None

RECREATION AND OPEN SPACE ELEMENT

A. OBJECTIONS

Data

None

Analysis

None

Goals, Objectives and Policies

1. 9J-5.014(3)(c)4.

A policy to establish level of service standards for recreation as provided by Subsection 9J-5.005(3) and Subparagraph 9J-5.015(3)(b)3. is not included.

Recommendation

A level of service standard for recreation must be adopted within the Village's plan, even it seems that the Village will not be issuing development orders.

B. COMMENTS

None

INTERGOVERNMENTAL COORDINATION ELEMENT

A. OBJECTIONS

Data

1. 9J-5.015(1)(a)

An inventory of all adjacent governments, school boards and other units of local government providing services but not having regulatory authority over the use of land, independent special districts, water management districts, regional planning agencies, and state agencies with which the local government coordinates has not been included.

Recommendation

Include this data, ensuring that it includes regional or state agencies with land use or environmental regulatory authority, and authorities, independent special districts, and utility companies, which provide services within the local jurisdiction.

2. 9J-5.015(1)(b)

For each entity listed in Paragraph (a), a brief description of the existing coordination mechanisms indicating the subject, the nature of the relationship and the office with primary responsibility for coordination has not been included.

Recommendation

Include data addressing this requirement for all the entities the Village must coordinate with, including, for example, Broward County Solid Waste, the Broward County Planning Council, the South Florida Regional Planning Council and the Florida Department of Community Affairs.

Analysis

3. 9J-5.015(2)(a)

An analysis that evaluates the effectiveness of the existing coordination mechanisms described in Paragraph (1)(b), such as intergovernmental agreements, joint planning and service agreements, special legislation and joint meetings or work groups which are used to further intergovernmental coordination is not included.

Recommendation

Include this analysis, assessing the effectiveness of the current contracts with the Village's service providers as well as all of the other existing formal and informal coordination mechanisms.

4. 9J-5.015(2)(b)

An analysis of the specific problems and needs within each of the comprehensive plan elements which would benefit from improved or additional intergovernmental coordination and means for resolving those problems and needs is not included.

Recommendation

Include an assessment of these special problems and needs, including such issues as the measures needed to solve the aquatic weed problem in Lazy Lake and the current inconsistency between the Village and the Broward County Planning Council regarding the allowable land uses in the Recreation and Open Space land use category.

Goals, Objectives and Policies

5. 9J-5.015(3)(b)1.

Objective 4.1 contains the phrase "continue to coordinate to the maximum extent possible". Use of this conditional language renders the objective neither specific nor measurable.

Recommendation

Expand this objective to provide specific and measurable direction for intergovernmental coordination between the Village and Broward County and the City of Wilton Manors.

B. COMMENTS

None

CAPITAL IMPROVEMENTS ELEMENT

A. OBJECTIONS

Data

None

Analysis

None

Goals, Objectives and Policies

1. 9J-5.016(3)(c)4.

A policy providing for the establishment of level of service standards for public facilities within the Village's jurisdiction is not included (as was cited in the objections raised for 9J-5.011(2)(c)2.b., 9J-5.011(2)(c)2.c., 9J-5.011(2)(c)2.d., and 9J-5.014(3)(c)4.).

Recommendation

Include a policy adopting level of service standards for solid waste, potable water, drainage and recreation.

Implementation Requirements

None

Monitoring and Evaluation Requirements

None

B. COMMENTS

1. If any revisions in other elements (such as a lake pollution study or the replacement of septic tanks with a central system) generate needed capital improvements, the requirements of this element will have to be completed to address those capital improvement needs.

STATE COMPREHENSIVE PLAN CONSISTENCY

A. OBJECTIONS

1. 9J-5.021

The proposed Lazy Lake Comprehensive Plan does not adequately address and further the following State Comprehensive Plan goals and policies:

(a) Goal 8 (Water Resources), Policy 2 and
(b) Goal 10 (Natural Systems and Recreational Lands), Policy 7.

Recommendation

The Lazy Lake Comprehensive Plan must include specific, measurable objectives and implementing policies, supported by the data and analysis, that further the State Comprehensive Plan, or justify why these State Comprehensive Plan requirements are not applicable.

B. COMMENTS

None

REGIONAL POLICY PLAN CONSISTENCY

A. OBJECTIONS

1. 9J-5.021(1)

The proposed Lazy Lake Comprehensive Plan does not adequately address and further the following regional goals:

37.1 (Potable Water);
38.1 (Protection of Water Quality);
45.1 (Preservation of Natural Systems) and
66.2 (Infrastructure Inefficiency).

Recommendation

The Lazy Lake Comprehensive Plan must include specific, measurable objectives and implementing policies, supported by the data and analysis, that further the South Florida Regional Policy Plan, or justify why these regional policy plan goals are inapplicable.

B. COMMENTS

None

INTERNAL CONSISTENCY

A. OBJECTIONS

None

B. COMMENTS

None

PLAN IMPLEMENTATION REQUIREMENTS

A. OBJECTIONS

None

B. COMMENTS

None

MONITORING AND EVALUATION REQUIREMENTS

A. OBJECTIONS

1. 9J-5.005(7)

A section identifying five-year monitoring, updating and evaluation procedures to be followed in the preparation of the required five-year evaluation and appraisal reports is not included.

Recommendation

Include these procedures, ensuring that they address:

(a) citizen participation in the process;

(b) updating appropriate baseline data and measurable objectives to be accomplished in the first five-year period of the plan, and for the long-term period;

(c) accomplishments in the first five-year period, describing the degree to which the goals, objectives and policies have been successfully reached;

(d) obstacles or problems which resulted in underacheivement of goals, objectives, or policies;

(e) new or modified goals, objectives, or policies needed to correct discovered problems; and

(f) a means of ensuring continuous monitoring and evaluation of the plan during the five-year period.

B. COMMENTS

None

PLAN REVIEW DATA SHEET Phase IV

LOCAL GOVERNMENT LAZY LAKE

IV. COMPLIANCE REVIEW PHASE

* DATE ADOPTED PLAN RECEIVED 3-22-89

* OFFICIAL PLAN ADOPTION DATE 3-14-89

* DATE DISTRIBUTED TO REVIEW TEAM 3-23-89

* DATE OF FINAL SUSPENSE FOR NOI 5-6-89

COMPLIANCE REVIEW COMPLETE 04-28-89

FINDING: [X] IN COMPLIANCE [___] NOT IN COMPLIANCE

* NOTICE OF INTENT MAILED TO (NAME & ADDRESS OF NEWSPAPER)

Sun Sentinel
101 North New River Drive
Fort Lauderdale, FL 33301

DATE MAILED 4-28-89 DATE PUBLISHED ____

ORIGINAL NOI TO: LOCAL GOVERNMENT 5-05-89

COPY TO: DEPARTMENT OF TRANSPORTATION 05-09-89

DEPARTMENT OF NATURAL RESOURCES 05-09-89

DEPT OF ENVIRONMENTAL REGULATION ... 05-09-89

DEPARTMENT OF STATE 05-09-89

GAME & FRESH WATER FISH COMM ..... N/A

DEPARTMENT OF AGRICULTURE ..... N/A

COUNTY 05-09-89

RPC 05-09-89

WMD 05-09-89

DIV. OF EMERGENCY MANAGEMENT..... N/A

["1000 Friends"] ... 05-09-89

[League of Cities] ... 05-09-89

rev 7/21/88

DCA SPECIAL ROUTING FORM

TO: REVIEW TEAM C DATE: 3-23-89

ATTENTION: M. DAHLROSE

SUBJ: Distribution of Adopted Plans to Review Teams

Please find enclosed adopted comprehensive plan documents from the following local governments:

LAZY LAKE		

Request that you review the enclosed documents for compliance with minimum criteria contained in Chapter 163, F.S., and Chapter 9J-5, F.A.C. Following your review of these adopted comprehensive plans, a Notice of Intent to find the local government either in compliance or not in compliance should be prepared for mailout to the local government

NO LATER THAN 5-1-89.

Thank you for your assistance. Should you have any procedural questions on this matter, please contact Ralph Hook at 7-4545.

RPM/BLP
PR Form 8

L A Z Y L A K E

RECEIVED
MAR 1989
Division of Resource
Planning and Management

March 15, 1989

CERTIFIED MAIL

Mr. Paul R. Bradshaw, Director
Division of Resource Planning and Management
Department of Community Affairs
2740 Centerview Drive
Rhyne Building
Tallahassee, Florida 32399

RE: VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN

Dear Mr. Bradshaw:

Please be advised that the Village of Lazy Lake adopted the Comprehensive Plan on Tuesday, March 14, 1989. Pursuant to 9J-11.011(3), the following items are being transmitted to your office:

1. Five (5) copies of the adopted Comprehensive Plan,

2. One (1) certified copy of the adoption Ordinance No.89-1,

ITEM #3 WAS NOT INCLUDED WITH SUBMITTAL PACKAGE, AND WAS BEEN REQUESTED. SC

3. One (1) copy of the Village of Lazy Lake response to the DCA objections and comments, which includes all revisions to the Plan.

The Village looks forward to a positive determination from the DCA regarding the Comprehensive Plan.

Sincerely,

SUBMITTED TO DCA REP @ ADOPTION HEARING SC

David Rushlow
MAYOR

cc. Betty Bailey, Village Clerk
Richard G. Coker, Jr., Village Attorney
Keystone Realty & Appraisal, Consultants

RECEIVED
MAR 22 1989
Division of Resource
Planning and Management

RECEIVED
MAR 23 1989
BUREAU OF LOCAL
PLANNING / PLAN REVIEW

ORDINANCE NO. 89-1

AN ORDINANCE OF THE VILLAGE OF LAZY LAKE, FLORIDA. ADOPTING THE VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN 1989 TO INCLUDE GOALS, OBJECTIVES AND POLICIES FOR LAND USE, HOUSING, CONSERVATION/UTILITIES/RECREATION AND OPEN SPACE, AND UTILITIES/INTERGOVERNMENTAL COORDINATION/CAPITAL IMPROVEMENT/TRANSPORTATION; PROVIDING FOR THE ADOPTION OF THE FUTURE LAND USE ELEMENT, THE TRAFFIC CIRCULATION ELEMENT, HOUSING ELEMENT, SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND GROUNDWATER AQUIFER RECHARGE ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT AND CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR THE ADOPTION OF THE FUTURE LAND USE PLAN MAP; PROVIDING FOR THE ADOPTION OF SUCH OTHER MAPS, TEXTS AND EXPLANATION AS THE COUNCIL DEEMS NECESSARY FOR CLARIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village of Lazy Lake has caused to be prepared the Village of Lazy Lake Comprehensive Plan 1989 in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act (Section 163.3161 et. sec. Florida Statutes); and

WHEREAS, the Village has reviewed, considered and addressed the comments submitted by the Department of Community Affairs pursuant to Rule 9J-11.010 Florida Administrative Code; and

WHEREAS, the Village has held public hearings on the adoption of the Comprehensive Plan in accordance with all applicable governmental regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF LAZY LAKE, FLORIDA:

Section 1: That the above recitals are true and correct and incorporated herein.

Section 2: That the Village of Lazy Lake Comprehensive Plan 1989 which includes the following elements and sections is hereby adopted pursuant to Section 163.3184 Florida Statutes:

A. Goals, objectives and policies for land use, housing, conservation/utilities/recreation and open space, utilities/intergovernmental coordination/capital improvement/transportation.

B. Monitoring and evaluation procedures.

C. Future land use element.

D. Traffic circulation element.

E. Housing element.

F. Sanitary sewer/solid waste/drainage/and nature groundwater aquifer recharge element.

G. Conservation element.

H. Recreation and open space element.

I. Intergovernmental coordination element.

J. Capital improvement element.

K. Future land use plan map.

L. Other maps, text and explanation contained in the Village of Lazy Lake Comprehensive Plan 1989.

Section 3: The Village of Lazy Lake Comprehensive Plan 1989 document is hereby adopted and incorporated by reference.

Section 4: If any word, phrase, clause, subsection or section or this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not effect the validity of the remaining portions of this Ordinance.

Section 5: This Ordinance shall be effective immediately upon its passage and adoption except that the Future Land Use Element and Future Land Use Plan Map shall be effective upon certification by the Broward County Planning Council.

PASSED AND ADOPTED upon first reading the 7th day of March, 1989.

PASSED AND ADOPTED upon second reading the 14th day of March, 1989.

Sherwood E. Moore
VILLAGE COUNCIL PRESIDENT

ATTEST

Betty Bailey
VILLAGE CLERK

APPROVED

MAYOR

RGC/tmc
0609C

Suspense PR - see me

L A Z Y L A K E

L A Z Y L A K E

RECEIVED
MAR 3 1989
BUREAU OF LOCAL
RESOURCE PLANNING

February 28, 1989

Mr. Paul Bradshaw, Director
Division of Resource Planning and Management
Department of Community Affairs
2740 Centerview Drive - Rhyne Building
Tallahassee, Florida 32399

RE: VILLAGE OF LAZY LAKE COMPREHENSIVE PLAN

Dear Mr. Bradshaw:

Please be advised that the Village of Lazy Lake has scheduled the adoption public hearing for the Comprehensive Plan for Tuesday, March 14, 1989. The public hearing will be held at 7:30 P.M. at 2240 Lazy Lane. The Village is formally requesting that a representative from the Department of Community Affairs (DCA) be present at that hearing.

Please contact me by letter at the address below or phone at (305) 565-5848, to confirm that a representative of DCA will be present.

Thank you for your cooperation.

Sincerely,

Betty Bailey

Betty Bailey
Village Clerk

cc. Richard Coker, Esq. - Village Attorney
Keystone Realty & Appraisal - Consultants

RECEIVED
MAR 3 1989
Division of Resource
Planning and Management

DCA SPECIAL ROUTING FORM

TO: REVIEW TEAM C DATE: 3-28-89
ATTENTION: MEREDITH B.

SUBJ: Comments from Regional Planning Council

Please find enclosed comments on adopted comprehensive plan documents from the SOUTH FLORIDA Regional Planning Council on (name of local government) : LAZY LAKE.

These comments are provided for your information and use during the Compliance Review Phase of this local government's adopted comprehensive plan.

Should you have any procedural questions on this matter, please contact Ralph Hook at 7-4545.

RPM/BLP
PR Form 5A
02 Feb 89

PR/PPT

RECEIVED
MAR 27 1989
BUREAU OF LOCAL
RESOURCE PLANNING

South
Florida
Regional
Planning
Council

March 24, 1989

Mr. Tom Pelham, Secretary
Florida Department of Community Affairs
2740 Centerview Drive
Tallahassee, Florida 32399

Dear Secretary Pelham:

The South Florida Regional Planning Council has completed review of the attached adopted local government comprehensive plans. Consistency was determined by ensuring local plans are compatible with and further the *Regional Plan for South Florida*. This review was undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes. The adopted local plans reviewed during this review period include:

- The City of Coral Gables
- The City of Hialeah
- The City of Hialeah Gardens
- The Town of Hillsboro Beach
- The City of Lauderdale-By-The-Sea
- The Village of Lazy Lake

Attached are the staff reports and findings. I have also attached the staff reports for the transmitted plans. Unless indicated in the adopted plan staff report, the transmitted plan report is incorporated into the staff analysis. These reports constitute official Council action taken at the March 20, 1989 meeting of the South Florida Regional Planning Council. Staff will continue to work with the Department, local governments and other reviewing agencies.

3440 Hollywood Boulevard, Suite #140, Hollywood, Florida 33021
Broward (305) 961-2999, Dade (305) 620-4266, FAX (305) 961-0322

Thank you for your continued support during this process. If you have any questions please call.

Sincerely,

B. Jack Osterholt
Executive Director

BJO/mk

cc: Paul Bradshaw
Bob Nave

South
Florida
Regional
Planning
Council

AGENDA ITEM #8f

MEMORANDUM

To: COUNCIL MEMBERS

From: STAFF

Subject: VILLAGE OF LAZY LAKE ADOPTED COMPREHENSIVE PLAN

Date: MARCH 20, 1989

Introduction

On November 21, 1988, the Council voted to find the Comprehensive Plan for the Village of Lazy Lake inconsistent with the *Regional Plan for South Florida*, due to the lack of adopted levels of service. Council also voted to approve the staff report for transmittal to the Department of Community Affairs (DCA). On January 10, 1989, DCA issued an Objections, Recommendations, and Comments (ORC) Report. The Village of Lazy Lake adopted its Comprehensive Plan with revisions on March 14, 1989 and transmitted it to DCA for determination of compliance.

Summary of Staff Analysis

The adopted Comprehensive Plan for the Village of Lazy Lake now includes adopted levels of service and is found to be generally consistent with the *Regional Plan for South Florida*. Staff will continue to work with the local government, the Department of Community Affairs, and other review agencies during the remainder of the compliance review process. A copy of the original staff report will be provided to the Department of Community Affairs for their consideration.

Recommendation

Find the adopted Comprehensive Plan for the Village of Lazy Lake consistent with the *Regional Plan for South Florida*.

3440 Hollywood Boulevard, Suite #140, Hollywood, Florida 33021
Broward (305) 961-2999, Dade (305) 620-4266, FAX (305) 961-0322

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

M E M O R A N D U M

TO: All Comprehensive Plan Reviewers

FROM: BN Bob Nave, Chief
Bureau of Local Planning

DATE: May 9, 1989

SUBJECT: Notices of Intent filed by DCA

Enclosed are copies of Notices of Intent published by the Department of Community Affairs regarding the adopted comprehensive plans submitted by the following local governments:

NORTH PORT	LAZY LAKE	

These copies are provided for your information and agency files. No further action is required on your part, as the publication of these notices completes the review process directed by Chapter 163, Florida Statutes. Your assistance during this review process is very much appreciated.

Should you have any procedural questions on this matter, please contact Ralph Hook at (904) 487-4545.

/ram

Enclosures

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

May 10, 1989

Ms. Diane Salz
Florida League of Cities
203 West Park Avenue
Post Office Box 1757
Tallahassee, Florida 32302-1757

Dear Ms. Salz:

Enclosed are copies of the Notice of Intent and Statement of Intent for the City of North Port and Notice of Intent for the City of Lazy Lake.

Any questions, please give me a call.

Sincerely,

Kari Hebrank

Kari Hebrank
Planner IV

KH/rm

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

May 5, 1989

The Honorable David Rushlow
Mayor of Lazy Lake
2240 Lazy Lane
Lazy Lake, Florida 33305

Dear Mayor Rushlow:

The Department has completed its review of the adopted Comprehensive Plan for the Village of Lazy Lake and determined that it meets the requirements of Chapter 163, Part II, Florida Statutes, for compliance. The Department is issuing a Notice of Intent to find the Plan In Compliance. The Notice of Intent has been sent to the Sun-Sentinel for publication on May 6, 1989.

Please note that a copy of the adopted Village of Lazy Lake Comprehensive Plan, the Department's Objections, Recommendations and Comments Report dated January 10, 1989, and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City Hall, 2240 Lazy Lane, Lazy Lake, Florida 33305.

The Department appreciates your efforts to prepare and adopt your new comprehensive plan to guide the growth and development of your community and further the growth management policies of the region and state.

If you have any questions [illegible] Chief, Bureau of Local Planning at [illegible].

Sincerely,

Thomas G. Pelham
Secretary

TGP/bdc

Enclosure: Notice of Intent

cc: Betty Bailey

The Department gives notice of its intent to find the Village of Lazy Lake Comprehensive Plan IN COMPLIANCE pursuant to Section 163.3184, F.S.

The adopted Village of Lazy Lake Comprehensive Plan, and the Department's Objections, Recommendations, and Comments Report, are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City Hall, 2240 Lazy Lane, Lazy Lake, Florida 33305.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Village of Lazy Lake Comprehensive Plan is in compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Rule 9J-11.012(8), F.A.C. The petition shall be filed with the Agency Clerk, Department of Community Affairs, 2740 Centerview Drive, Tallahassee, Florida 32399-2100. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Section 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least five (5) days before the final hearing and must include all of the information and contents described in Rule 22I-6.010, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Administration, 1230 Apalachee Parkway, Tallahassee, Florida 32399. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Section 120.57, F.S., or to participate in the administrative hearing.

Paul R. Bradshaw, Director
Department of Community Affairs
Division of Resource Planning
and Management
2740 Centerview Drive
Tallahassee, Florida 32399-2100

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

2740 CENTERVIEW DRIVE • TALLAHASSEE, FLORIDA 32399

BOB MARTINEZ
Governor

THOMAS G. PELHAM
Secretary

April 28, 1989

Sun Sentinel
Attn: Legal Department
101 North New River Drive
Fort Lauderdale, Florida 33301

Dear Sir or Madam:

Enclosed is a legal notice concerning the Village of Lazy Lake, which we are requesting to be published in the Sun Sentinel newspaper. The date of publication must be on May 6, 1989.

This notice should be one-quarter page in size and be placed in the local news section. The headline shall be in a type no smaller than 18 point. The purchase order number for this ad is 39068.

Please send the affidavit and proof of publication to Ms. Jane Bass, our Agency Clerk, as soon as possible. Please forward the invoice to Ms. Melba Ulmer, Bureau of Local Planning, at the above address.

If you have any questions or encounter any problems with our specifications or publication date, please contact Danny Clayton at (904) 487-4545.

Sincerely,

Robert G. Nave

Robert G. Nave, Chief
Bureau of Local Planning

RGN/dcr

Enclosure

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
NOTICE OF INTENT TO FIND THE
VILLAGE OF LAZY LAKE
COMPREHENSIVE PLAN IN COMPLIANCE
DOCKET NO. 88-NOI-0615-(I)

The Department gives notice of its intent to find the Village of Lazy Lake Comprehensive Plan IN COMPLIANCE pursuant to Section 163.3184, F.S.

The adopted Village of Lazy Lake Comprehensive Plan, and the Department's Objections, Recommendations, and Comments Report, are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City Hall, 2240 Lazy Lane, Lazy Lake, Florida 33305.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Village of Lazy Lake Comprehensive Plan is in compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Rule 9J-11.012(8), F.A.C. The petition shall be filed with the Agency Clerk, Department of Community Affairs, 2740 Centerview Drive, Tallahassee, Florida 32399-2100. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Section 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least five (5) days before the final hearing and must include all of the information and contents described in Rule 22I-6.010, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Administration, 1230 Apalachee Parkway, Tallahassee, Florida 32399. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Section 120.57, F.S., or to participate in the administrative hearing.

-s-Paul R. Bradshaw
Department of Community Affairs
Division of Resource Planning
and Management
2740 Centerview Drive
Tallahassee, Florida 32399-2100

Pelham

MEMORANDUM

TO: Thomas G. Pelham, Secretary

FROM: Paul R. Bradshaw, Director

RE: Town of Lazy Lake Comprehensive Plan Staff Summary for Notice of Intent

DATE: April 26, 1989

Community Profile

The Town of Lazy Lake is the size of a city block. It contains a total of 13 acres, and is entirely surrounded by the City of Wilton Manors. There are 19 platted single-family lots, some of which have been combined to make up the present 13 single family dwellings. The Town is built-out and the population is stable at 32 persons.

Eleven of the houses use septic tanks; two are connected to an adjacent Wilton Manors sewer line. Wilton Manors serves the community with water and Broward County handles the solid waste. There is only one road, a two lane cul-de-sac that essentially functions as a driveway for seven of the houses. There are no other roads within the City's jurisdiction.

Summary of Preliminary Findings

Concurrency Management (9J-5.006(3)(c)3.; .016(3)(c)6.)

The plan adequately addresses concurrency management with the inclusion of Objective 1.2.1 on p. 3 that states that facilities must be available concurrent with the impacts of development. Level of service standards to be maintained are established in Objective 4.5 (pg.5).

Levels of Service (9J-5.007(3)(c)1.; .011(2)(c)2. a.-d.; 9J-5.016(3)(c)4.)

The plan adopts adequate levels of service standards for public facilities in policies a) - e) under Objective 4.5 on pg. 5. They adopted a "qualitative" standard for Lazy Lane (which is a local street), and adopted the service provider's standard for the other public facilities. The data and analysis in the individual elements were also strengthened to provide support for the adopted objective and policies.

Capital Improvements/Financial Feasibility (9J-5.016(4)(a))

The plan demonstrates no need for capital improvements within the first five year timeframe. Estimated revenues and expenditures total $14,484 for FY 88-89; the next five years show similar expected expenditures. These can be met out of existing revenues. The plan is financially feasible.

Protection of Natural Resources (9J-5.013(2), (3))

The Town's only natural resource is Lazy Lake, which is an old rock pit and not connected to any outside water sources. The lake is currently considered of good quality, but there has been a recent weed problem within the lake. Objective 3.1 and 3.2, pg. 4, outline how the lake will be protected from degredation. Objective 4.4, p. 5 states that by 1991, the Town will prepare a feasibility study regarding conversion of septic tanks to sewer. The following policy indicates that if found necessary and feasible, the housing units will be connected to a gravity sewer system by 1995. The Town is in a zone of saltwater intrusion and there are no wellfields nearby. Therefore, continuing the use of septic tanks does not have an effect on potable water quality. Since they address protection of the lake through their lake maintenance policies and the future study of the effect of septic tanks, protection of natural resources are adequately addressed.

Affordable Housing (9J-5.010(3)(b)1.)

Given that the Town is built-out, no objections to affordable housing were raised in the ORC Report. This is not an issue in this plan.

Coastal Management/Hurricane Evacuation (9J-5.012(3))

Since the Town is not coastal, this is not an issue.

Urban Sprawl (9J-5.011(2)(b)3.)

Given the built-out nature and size of the community, this is not an issue.

Intergovernmental Coordination (9J-5.015(2), (3))

The ORC contained several objections to the lack of data and analysis within this element. The adopted plan does outline what governmental entities they coordinate with and through what means (contracts, service agreements, etc). Their analysis states that everythin works well currently and no problems have been derived from other comprehensive plan elements that would benefit form additional coordination. They have policies under Objective 4.1, pg. 4, to maintain the existing contracts with the service providers. Given the nature of the community, this requirement

is sufficiently addressed.

Consistency with the State Comprehensive Plan/Regional Policy Plan

The ORC contained two objections to State Comp Plan policies. The additonal data and analysis submitted in the adopted plan addresses these objections.

The ORC contained objections to four RPC goals, mainly addressing the need to adopt LOS standards and protect the lake. The additional data, analysis, and goals, objectives and policies included in the adopted plan address the objections. The SFRPC had objected to the proposed plan due to the lack of adopted LOS standards, but since this issue was addressed, the Council did find the adopted plan consistent with the Regional Plan for South Florida in their March 20, 1989 meeting.

Secretary's Findings

In Compliance X 4/27/89

Not In Compliance_____